

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, OCTOBER 4, 2001**

UNAPPROVED

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Joan M. DuBois, Dranesville District  
John B. Kelso, Lee District

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ-2000-PR-052, DECOROUS INCORPORATED, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 11, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Wilson not present for the vote; Commissioners DuBois and Kelso absent from the meeting.

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Commissioner Koch MOVED THAT THE DECISION ONLY ON S00-III-UP2, OUT OF TURN PLAN AMENDMENT, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 18, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Wilson not present for the vote; Commissioners DuBois and Kelso absent from the meeting.

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Commissioner Alcorn announced that the Development Criteria Review Committee would now meet on October 25, 2001, at 6:30 p.m. in the Board Conference Room, not October 24, 2001, as previously announced.

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Commissioner Harsel announced that the Housing Committee would meet on Wednesday, October 10, 2001 at 7:30 p.m. in the Board Conference Room.

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Chairman Murphy noted that Michael Hines, with the Department of Planning and Zoning, a Captain in the U. S. Army Reserves, had been called to active duty. He wished him well on behalf of the Commission.

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FS-V01-44 - SPRINT PCS - 5821 Richmond Highway

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION BY THE DEPARTMENT OF PLANNING AND ZONING THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY SPRINT PCS FOR THE HAMPTON INN LOCATED AT 5821 RICHMOND HIGHWAY, IS IN CONFORMANCE WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners DuBois and Kelso absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. 2232-V01-13 - FAIRFAX COUNTY WATER AUTHORITY
2. SEA-86-P-104-3 - SPACENET REAL ESTATE HOLDINGS, LLC
3. SEA-95-V-072 - BRUCE M. MACHANIC

This order was accepted without objection.

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2232-V01-13 - FAIRFAX COUNTY WATER AUTHORITY – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia*, as amended, to replace approx. 8100 ft. of 36-in. water main with 42-in. water main generally along an existing Verizon utility easement from approx. Pohick Rd. (Rt. 641) to Rolling Rd. (Rt. 638). Tax Maps 98-1, 98-2, 89-4. MOUNT VERNON AND SPRINGFIELD DISTRICTS. PUBLIC HEARING.

Mr. Michael Hines, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended the Planning Commission find the application to be substantially in accord with the provisions of the adopted Comprehensive Plan.

In response to a question from Commissioner Byers, Mr. Hines said that with the exception of a small section near Pohick Creek, it would not be necessary to widen the existing easement. Responding to another question from Commissioner Byers, Mr. Hines said that there would be a four foot cover after the pipe was placed underground.

Ms. Jamie Bain, Manager, Planning Department, Fairfax County Water Authority, stated that the application was a continuation of a replacement program started in December 1999. She said the Water Authority was seeking approval for the replacement of the existing 36 inch pipe with a 42 inch pipe which was a major transmission main from the Occoquan water treatment facilities to the central demand area in Annandale where several large storage facilities were located. She explained that the existing main had been experiencing an increasing number of breaks and needed to be replaced in order to maintain reliable and adequate service. She noted that the pipe would be oversized so that it would be able to meet an increased demand for service for at least 25 years. She said that the main would be located within an existing Verizon easement, with the exception of one portion, as explained by Mr. Hines.

In response to a question from Commissioner Byers, Ms. Bain said the 36 inch pipe would be plugged and abandoned in place and could be used by Verizon for a conduit, if they so desired. Responding to another question from Commissioner Byers, Ms. Bain said that although it was unlikely that the abandoned pipe would break since it would not contain water, in the event it did, the Water Authority would bear the responsibility for any damage the break caused.

Ms. Bain responded to questions from Commissioner Wilson about the acquisition of all necessary easements.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public

hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, FIND THE PROPOSAL BY THE FAIRFAX COUNTY WATER AUTHORITY TO REPLACE APPROXIMATELY 8100 FEET OF 36 INCH WATER MAIN WITH 42 INCH WATER MAIN, GENERALLY ALONG AN EXISTING VERIZON UTILITY EASEMENT FROM APPROXIMATELY POHICK ROAD TO ROLLING ROAD, TO BE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners DuBois and Kelso absent from the meeting.

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SEA-86-P-104-3 - SPACENET REAL ESTATE HOLDINGS, LLC -  
Appl. under Sect. 5-404 of the Zoning Ordinance to amend SE-86-P-104 previously approved for a satellite earth station to permit replacement of three existing approved satellite earth stations with three larger satellite earth stations on property located at 1750 Old Meadow Rd. on approx. 4 acres of land zoned I-4 and HC. Tax Map 29-4((6))100A.  
PROVIDENCE DISTRICT. PUBLIC HEARING.

Meagan Micozzi, Esquire with McGuire Woods, LLP, reaffirmed the affidavit dated July 19, 2001. There were no disclosures by Commissioner members.

Mr. Charles Burnham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Ms. Micozzi stated that the applicant was seeking approval for a minor reconfiguration of 58 previously-approved satellite earth stations and an increase in the size of three of them. She noted that there would be no change in the total number of satellites. She said the three new satellites, as well as the majority of the existing ones, were located on the upper level of a parking garage which fronted on the Capital Beltway and were well buffered. She said the applicant had contacted surrounding neighborhoods about the proposal and no concerns had been expressed. She explained that because one outstanding non-residential use permit needed to be obtained for an existing antenna on the site, a decision on this matter would be deferred.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SEA-86-P-104-3 TO A DATE CERTAIN OF NOVEMBER 8, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners DuBois and Kelso absent from the meeting.

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SEA-95-V-072 - BRUCE M. MACHANIC - Appl. under Sect. 2-904 of the Zoning Ordinance to amend SE-95-V-072 previously approved for uses in a floodplain to permit an increase in land area and a building addition on property located at 6412 Wood Haven Rd. on approx. 11,620 sq. ft. of land zoned R-3. Tax Map 83-4((2))(36) 31, 32 and 32A. MT. VERNON DISTRICT. PUBLIC HEARING.

Mr. Bruce Machanic, applicant, reaffirmed the affidavit dated April 20, 2001. There were no disclosures by Commission members.

Ms. Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to a question from Commissioner Byers, Ms. Belgin said that the development conditions had been revised on October 3, 2001 adding a requirement that an administrative variance for the side yard setback to the north of the dwelling be obtained prior to the issuance of a building permit.

Mr. Machanic stated he wished to amend the existing special exception application, approved in 1996 before he purchased the property and built a house, to allow a building addition of approximately 950 square feet.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the

Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SEA-95-V-072, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 3, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners DuBois and Kelso absent from the meeting.

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The meeting was adjourned at 8:49 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on:

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission